

Exhibit #1

REPORT TO THE NATIONAL ADVISORY COUNCIL 29 May 2001

This is the third report provided to the National Advisory Council regarding the Housing Authority of New Orleans. As with the previous two reports issued this report will address the following issues:

- Obligation of Comprehensive Grant/Capital Funds
- Hopa VI Progress of both the St. Thomas and Desire programs
 - Relocation
 - Demolition
 - Construction
- Modernization Efforts at the Housing Authority
- Section 8

OBLIGATION OF FUNDS CAPITAL FUNDING ASSESSMENT

Since the presentation to the National Advisory Council on 21 February 2001, the Housing Authority has continued to progress in the obligation and expenditures of its capital grant funds. The following illustrates the progress achieved by the Authority:

FY	AUTHORIZED	OBLIGATED	EXPENDED
92	30,664,933	30,664,933	30,514,729
93	28,422,606	28,422,606	27,686,777
94	33,658,151	33,658,151	33,367,676
95	33,954,510	33,954,510	20,291,408
96	27,790,559	27,790,559	18,19,695
97	26,401,593	26,401,593	19,884,583
98	27,769,211	27,769,211	5,738,018
99	34,421,108	13,646,816	3,178,738
99/RHF	543,318	387,206	154,410
00	33,155,508	10,196,947	7,265,187
00/RHF	2,565,680	0	2,565,560
TOTAL	243,625,989	222,653,519	156,553,242

Given the history of the Housing Authority relative to its obligation and expenditure of capital funds, the progress to obligate all funds from FY 1992 thru 1998 is commendable. Discussion with the Housing Authority indicates that progress in being made to finish the obligation of FY 99 thru FY 00 Comp Grant/Capital Funds.

Exhibit #1a

Further the information noted above is from the Department's LOCCS System as of 03/30/01. The Housing Authority has provided "real time" data as of 04/30/01 from their internal documents. Our analysis of the data indicates exceptional progress in balancing HUD data with HANO's internal data.

Additionally, the Housing Authority has provided information regarding its expenditure expectations for the Comp Grant Programs - FY95, FY96, FY97, FY98. The majority of unexpended funds have been earmarked for on-going modernization/development projects. Our next report will comment on the progress of these expenditures.

The Housing Authority needs to be mindful of two issues at this point. The first is the closing of old programs. The second issue is the need to be mindful of extensions that might be need for capital funding programs.

MODERNIZATION EFFORTS

Since the last report to the National Advisory Council, the Housing Authority of New Orleans has documented large scale modernization work as follows:

MODERNIZATION PROJECT

- Redevelopment of the Florida Development
- Guste Highrise Modernization
- Modernization of the Constance Street Scattered Site Dwellings
- Sewer and Site Work at the St. Bernard Development
- Window Replacement at Iberville
- Window Replacement at Lafitte
- 504 Accessibility Work at:
 - Iberville Development Community Center
 - A/E for 504 Work at Lafitte
- Clean Up Work at B W Cooper Development
- Renovation to Administrative Building at C. J. Peete

Additionally, the Housing Authority of New Orleans is advertising for bids for the construction of 100 elderly units at the Fischer Development.

HOPE VI

The Housing Authority has made considerable and commendable progress in its relocation and demolition of buildings at both the St. Thomas and Desire Hope VI construction site.

Exhibit #1b

Relocation

St. Thomas HOPE VI - A report provided by HRI (05/03/01) indicates only 16 families remain at the St. Thomas site. These families are expected to be moved into either Section 8 Housing or to a conventional low rent HANO PH unit.

Desire HOPE VI - Approximately 65 families are still residing at the Desire HOPE VI site. The Field Office still remains concerned about the number of families still remaining at the site. The Field Office again reiterates its concern regarding the potential liability of having residents reside at a construction site or in an area which has largely been vacated.

Demolition

Demolition is progressing satisfactorily at both the St. Thomas and Desire Hope VI sites. HRI reports that over 50% of all buildings at St. Thomas have been demolished. This represents approximately 780 units. Phase I demolition is scheduled to be completed by 31 December 2001.

Gilbane-CAM, project managers for the Desire HOPEVI program, note in their April 30th report a total of 620 units remaining to be demolished at the Desire HOPE VI site. Because some residents still remain on the site, HANO has progressed with selective demolition of units. The Field Office's concern has been stated in the section dealing with relocation of residents from the Desire HOPE VI site.

Construction

St. Thomas and Desire - Infrastructure construction is on-going at both the St. Thomas and Desire HOPE VI sites.

OTHER

Relocation and demolition is progressing satisfactorily at the C. J. Peete Development

CONCERN

As mentioned in the two previous reports, the Field Office has a concern regarding the organizational/managerial capacity of the Housing Authority of New Orleans to effectively handle two HOPE VI programs (St. Thomas and Desire), two major redevelopment programs (Florida and C. J. Peete) and the modernization and maintenance of existing housing stock. To date the Housing Authority of New Orleans has responded well to the increased workload. However, the Field Office is aware that a number of housing authorities throughout the country have strained organizational and management capacity trying to handle simultaneously a number of large and complex construction and redevelopment programs

Exhibit #1c

SECTION 8

The Housing Authority of New Orleans continues to get its Section 8 house in order. The lease up for Section 8 still remains a large concern. All housing authorities need to meet the 95% lease up rate criteria. Despite the recent increases in the lease up rate, it is unlikely that HANO will meet the HUD goal. The Section 8 issue is further complicated by a recent case action law suit which deals with the utility allowance afforded Section 8 participants. Recent press coverage on the HANO utility allowance issue may have an adverse effect in attracting new landlords to the program. It has already had an adverse effect on residents considering the Section 8 program as a possible relocation resource. The Field Office still believes that the Section 8 Program needs to contract out the entire operation.

CONCLUDING REMARKS

This report presents a more upbeat appraisal of the Housing Authority of New Orleans. The reports notes measurable progress in the relocation, demolition and pre-construction at its HOPE VI sites. Further, it notes measurable progress in the redevelopment of two major public housing development sites - Florida and C. J. Peete. The financial issues regarding obligation and expenditure of funds are noteworthy and the issues associated with the accountability of funds are also noteworthy.

Section 8 still lease up rate is problematic and appears will for the foreseeable future.

Exhibit #2

Dominick A. Pittari
02/15/2000 07:29 AM

To: Russell H. Mora/PIH/NOR/HUD@HUD, Oliver Rose/PIH/NOR/HUD@HUD,
James W.
Abernathy/PIH/NOR/HUD@HUD
cc:
Subject: HANO Contracts and Obligations

Hello Oliver,

While at HANO today, try to meet with Ben Bell and get the dollar figures that they consider obligated for Feete and St. Thomas for planning and development.

A letter from the PHA stating the obligations for each would be appropriate.

----- Forwarded by Dominick A. Pittari/PIH/NOR/HUD on
02/15/2000 07:33 AM -----

Chet J. Drozdowski
02/14/2000 02:57 PM

To: Dominick A. Pittari/PIH/NOR/HUD@HUD
cc:
Subject: HANO Contracts and Obligations

----- Forwarded by Chet J. Drozdowski/PIH/NOR/HUD on
02/14/2000
03:01 PM -----

William J. Flood
02/14/2000 02:31 PM

To: Chet J. Drozdowski/PIH/NOR/HUD@HUD, Dominick A.
Pittari/PIH/NOR/HUD@HUD
cc: Gwendolyn A. Watson/PIH/HHQ/HUD@HUD, Vickie S.
Longosz/OGC/HHQ/HUD@HUD
Subject: HANO Contracts and Obligations

Chet/Dominick--Per our cinference call the other day, I wought an opinion on the issue of obligation of funds for the three HANO development agreements you cited on the phone.

Exhibit #2a

counsel's office to review and give us an opinion as to whether we could consider funds from the mod sources as "obligated" for HANO by the wording of the agreements. Below you will find her opinion. It is good news for the obligationists. Please work with HANO staff to straighten out the administrative record so that we can feel comfortable that the funds are obligated by all the rules. If you need assistance, up to and including Gwen in person in NO, please let me know. She is not available next week but could come down for a couple of days in the following week if it were necessary--I don't think there is anything that can't be done by phone. But you make the call please. If you have questions, call us. Bill

----- Forwarded by William J. Flood/PIH/HHQ/HUD on
02/14/2000
03:22 PM -----

Vickie S. Longosz
02/14/2000 03:18 PM

To: William J. Flood/PIH/HHQ/HUD@HUD, Gwendolyn A. Watson/PIH/HHQ/HUD@HUD
cc: MICHAEL H. REARDON/OGC/HHQ/HUD@HUD
Subject: HANO Contracts and Obligations

As requested, this note will confirm advice that I gave Gwen on Friday and which I discussed with Lee Reno today. I reviewed 3 Development Agreements to determine whether they created HA obligations. I concluded that the Development Agreements for St. Thomas HOPE VI and C.J. Peete created obligations for planning and development services. However, the Desire agreement only created an obligation for planning services. The Desire agreement clearly stated in paragraph H that HANO cannot commit to a precise amount of funding to be provided for the Development until a planing process is complete. I suggested to Lee Reno that the Desire agreement could be amended if HANO was ready to specify the additional activities that the contract covered.

For Immediate Release:
October 30, 2000

Contact: Kim Brown
(504) 670-3254

Housing Choice Voucher Program

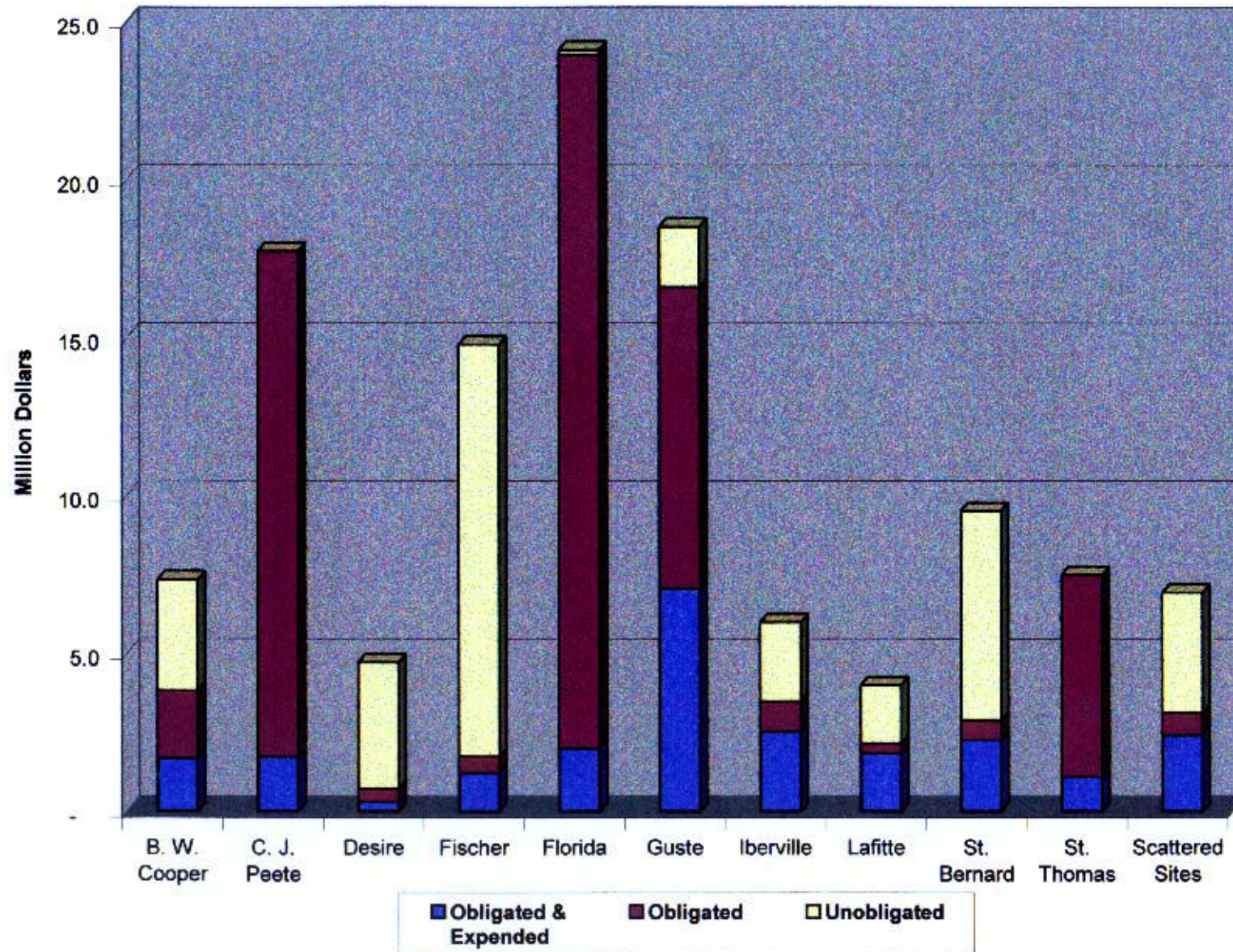
As part of an ongoing effort to increase the efficiency and effectiveness of the Housing Authority of New Orleans, a comprehensive review of all departments and programs has been underway. During this process several irregularities and reporting inconsistencies were disclosed within the Housing Choice Voucher Program (Section 8). This necessitated the immediate reassignment of staff while an in-depth review of the records continues. This action is not intended to cast blame but rather, to insure the integrity of the present information. During this investigative period, staff in the affected areas were placed on Administrative Leave with pay on October 19, 2000 through November 8, 2000.

The duties assigned to those employees have been redistributed to others, insuring the continuation of service to the participants of the Housing Choice Voucher Program.

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Exhibit #4

Housing Authority of New Orleans **Capital Budgets, Obligated, and Expended By Development** **CGP / CFP Grants, FY 1995 - 2000**



DEMOLITION STATUS REPORT

Development	Approved Units	\$ Expended	Start of Demo	Finish	Demo Completed	Completed This Month	Remaining Demo Units	Comments
Imperial Drive	LA 1-39	256	\$987,531.65	9-Feb-97	8-Jan-99	244		Completed.
							12	Date of demolition will be determined by the relocation of Scattered Sites Maintenance Staff
Mazant Royal	LA 1-44	57	\$313,843.88	16-Feb-98	30-Apr-98			
Philip Street	LA 1-27	19						
Christopher Park	LA 1-30	7						
					83			Completed
Florida	LA 1-11	162	\$216,022.77	26-Oct-98	22-Mar-99	48		Completed
			\$580,957.00	5-Sep-00	30-Feb-01	92	22	Contractor has completed demolished 8 of 10 buildings.
	LA 1-04	104	\$218,490.00	16-Apr-01	20-Jul-01	80	64	Awarded to Vaughan Contractor on 3/29/01
St. Bernard	LA 1-08	24	\$91,183.98	2-Mar-98	31-Mar-98	24		Completed.
B. W. Cooper	LA 1-07	118		TBD	TBD		118	Demolition dates will be determined by relocation.
	LA 1-12	302	\$144,986.63	25-Sep-00	30-Nov-00	48	254	Remaining demolition dates will be determined by 202 designation & possible HUD rescission.
Fischer Low-Rise	LA 1-16	373	\$870,151.89	22-Apr-97	22-May-98	373		Completed.
Scattered Sites	LA 1-25	141	\$114,000.00	20-Jul-97	30-Sep-97	141		Completed.
Gustle	LA 1-15	465		TBD	TBD		465	Demolition dates will be determined by 202 designation & possible HUD rescission.
C. J. Peete	LA 1-10	680	\$313,080.55	22-Jan-98	6-Apr-98	64	474	Jahncke Architects preparing documents for the next phase of demolition. Relocation is in progress for the remaining units.
			\$304,300.00	16-Apr-01	17-Aug-01		142	Awarded to Hamp's Contractor on 3/29/01
	LA 1-02	202		TBD	TBD		202	Demolition dates will be determined by relocation & SHPO approval.
St. Thomas	LA 1-01/09	1365	\$300,000.00	11-Jul-00	7-Mar-03	955	168	Demolition currently ongoing.
Desire	LA 1-14	1832	\$3,079,728.36	1-Dec-95	14-Feb-00	1212		
			\$2,505,819.00			200	132	Master Developer approved by HUD demolition has resumed.
Totals		6107	\$10,040,095.71			3564	364	2543
Development	Plan Demo Units	Estimated Cost	Application Date	Approved Date				Comments
Fischer High-Rise	LA1-16	168	\$1,500,000.00	1-Aug-00	Pending			
Cambronno	LA1-19	1	\$10,000.00	1-Jan-01	Pending			
St. Claude Street	LA1-23	6	\$20,000.00	1-Jan-01	Pending			
Scattered Sites	LA1-25	5	\$20,000.00	1-Jan-01	Pending			
Eleanor	LA1-52	2	\$15,000.00	1-Jan-01	Pending			
Totals		182	\$1,565,000.00					



Housing Authority of New Orleans

Building a better future...
Comprehensive Revitalization Plan
for the
Housing Authority of
New Orleans (HANO)
May 2001

¹ Other consists of funds from City of New Orleans, Fannie Mae Foundation, local banks, CDBG funds, low income tax credits, Capital Outlay Funds, self generated funds and historic tax credits

C. J. P E E T E

May 2001

Revitalization Plan

Overall redevelopment plans for the C. J. Peete Housing Development include reducing the density of sections LA 1-02 and LA 1-10, while curing several site design flaws. Redevelopment is proposed to take place in two stages, STAGE-I and STAGE-II. HANO began demolition activity in 1998 with the removal of eight buildings comprised of 64 units. Further demolition of non-viable buildings resumed in April 2001. There will be a total of 177 units demolished in LA1-02. The remainder of these units will be redesigned, reconfigured and comprehensively modernized. While redevelopment of STAGE-I is being performed, all remaining 616 units in LA1-10 will be demolished, making way for the future STAGE--II redevelopment. HANO will apply for 2003 HOPE VI grant funds to subsidize this redevelopment effort. UNIDEV, LLC is the developer partner selected for STAGE-I Phase One redevelopment of C. J. Peete.



A courtyard in the C. J. Peete Housing Development.

Phase One Income Mix

□ PUBLIC HOUSING ELIGIBLE RENTAL	60%
□ MARKET RATE RENTAL	40%



Above, a building slated for renovation in the LA 1-02 section of C. J. Peete.

Project Milestones

□ RELOCATION OF PHASE 1	COMPLETE
□ ADMINISTRATION BUILDING RENOVATIONS	85% COMPLETED
□ DEMOLITION OF 12 BUILDINGS IN LA 1-10 BEGAN	APRIL 2001
□ COMPLETE REVISED MASTER PLAN	JUNE 2001
□ DEMOLITION OF THE NEXT 12 BUILDINGS IN LA 1-10 TO BE BID:	JUNE 2001
□ COMPLETE HISTORIC 106 PROCESS AND PREPARE TAX CREDIT APPLICATION:	AUGUST 2001
□ DEMOLITION/RENOVATION OF LA 1-02 TO START:	OCTOBER 2001

Revitalization Points of STAGE-I

- DEMOLITION OF 177 UNITS IN LA1-02
- DEMOLITION OF 616 REMAINING UNITS IN LA 1-10
- 329 RENTAL REHAB UNITS IN LA 1-02
- UPGRADE COMMUNITY/COMMERCIAL FACILITIES ON-SITE
- ADMINISTRATION BUILDING RENOVATION



Demolition activity in the LA 1-10 section of C. J. Peete in 1998.

Phase One Project Cost

The total redevelopment cost for STAGE-I is approximately \$17 million. The funding sources are:

CGP (FYs 1992-1999)	\$13,100,000
HOPE VI Demolition Grant	\$ 3,900,000

TOTAL	\$17,000,000
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C. J. Peete Facts

LA 1-02, Constructed: 1941, 723 units

LA 1-10, Constructed: 1955, 680 units

UNITS	
Occupied Units	516
Vacant Units	811
Total Units	1,327
Demolished Units	76
HEADS OF HOUSEHOLD	
Employed	157
Welfare	61
Disabled	135
Retired	142
ETHNIC BACKGROUND	
African American	1,310
Asian American	1
Not Available	1
Total Population	1,312

I B E R V I L L E

May 2001

Revitalization Plan

HANO is currently working to comprehensively modernize the Iberville Housing Development. Iberville is located in a viable area of town near the historic French Quarter. The site is well designed and has spaces that can be maintained without major reconfiguration. Iberville recently underwent site improvements such as replacement of sewer and water lines.

Revitalization Points

- ☐ UNDERGROUND UTILITIES (SEWER AND WATER LINE) AND LIGHTING SITE IMPROVEMENTS
- ☐ COMMUNITY CENTER CONSTRUCTION
- ☐ LEAD-BASED PAINT ABATEMENT
- ☐ REPLACEMENT OF APPROXIMATELY 6400 WINDOWS
- ☐ REPLACEMENT OF APPROXIMATELY 125 WINDOWS AND FRAMES
- ☐ DOORS AND HARDWARE REPLACEMENT
- ☐ STAIR AND HALLWAY REPAIR
- ☐ LANDSCAPE, FENCING, PARKING AND SITE WORK
- ☐ BUILDING CANOPIES, EXTERIOR WALL, AND GUTTER REPAIR
- ☐ MODERNIZED ADMINISTRATIVE BUILDING (SECTION 504 HANDICAP ACCESSIBILITY COMPLIANCE)
- ☐ UNIT RENOVATION OF 113 UNITS THROUGH THE VACANCY REDUCTION PROGRAM (VRP)
- ☐ REMOVAL OF FIRE ESCAPES

Once the above work is substantially complete, HANO will begin modernizing the interior of the apartments, with some minor reconfiguration. The estimated cost of the interior work is \$30,000 per unit.

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%

Project Cost

The total cost to modernize the Iberville Development is estimated at \$45 million. HANO will fund this modernization effort utilizing past and future CGP Funds.

CGP (FYs 1992 - 1999)	\$19,700,000
CGP (FYs 2000 - 2004)	\$19,900,000

TOTAL	\$39,600,000
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Project Milestones

- ☐ VACANCY REDUCTION PROGRAM: COMPLETED
- ☐ COMMUNITY CENTER: PROJECT IS 40% COMPLETE; CONTRACTOR HAS BEEN TERMINATED, PROJECT TO BE RE-BID SUMMER 2001.
- ☐ SEWER & WATER LINES: COMPLETED
- ☐ DOOR REPLACEMENT: COMPLETED
- ☐ CANOPIES AND BALCONIES: COMPLETED
- ☐ CONCRETE REPAIRS: BOARD APPROVED, CONSTRUCTION SCHEDULED TO BEGIN JUNE 2001
- ☐ FIRE ESCAPE REMOVAL: 95% COMPLETE
- ☐ LEAD-BASED PAINT ABATEMENT: COMPLETE
- ☐ WINDOW REPLACEMENT: COMPLETE
- ☐ WINDOW & FRAME REPLACEMENT: 8% COMPLETE
- ☐ ADMINISTRATION BUILDING: IN DESIGN



Sewer and water line work done in the Iberville Housing Development.



Redevelopment work on the Basin Street Courtyard of Iberville.



Lead paint abatement in Iberville.

Iberville Facts

LA 1-03, Constructed: 1941, 858 units

UNITS	
Occupied Units	788
Vacant Units	70
Total Units	858
Demolished Units	0
HEADS OF HOUSEHOLD	
Employed	206
Welfare	93
Disabled	212
Retired	133
ETHNIC BACKGROUND	
African American	2,163
White	1
Not Available	1
Total Population	2,165

FLORIDA

May 2001

Revitalization Plan

Located in New Orleans' 9th ward, the Florida Housing Development is composed of 734 units that were constructed in 1946 and 1953. In October 1997, the Housing Authority of New Orleans (HANO) selected Concordia Architects to develop a master plan for the Florida Development. The master plan calls for the revitalization of the Florida Housing Development to be completed in two phases. Phase I entails selective demolition of 194 units to reduce density and the complete redesign, renovation and new construction of 139 units of which 77 are reconfigured and 62 are new construction. This has been broken into five parts: new maintenance facility, renovation to the community center, site-utility replacement, reconfiguration of eight buildings and construction of new townhomes. The Phase II calls for the complete demolition of the remaining 500 units and the construction of single-family townhomes. HANO is allocating CGP resources for extraordinary maintenance of the site as Phase II is not scheduled to begin within the next 5 years. The master plan of the development involves concepts of "The New Urbanism," which will include both rental and home ownership units, retail areas, and community spaces. The development will also be linked to the surrounding community.

Revitalization Points

- ☐ SECTION 504 HANDICAP ACCESS TO 32 UNITS
- ☐ LEAD-BASED PAINT ABATEMENT
- ☐ RELOCATION OF 208 FAMILIES

- ☐ DEMOLITION OF EIGHT ADDITIONAL BUILDINGS AT LA 1-11, APPROVED MAY 1, 2000
- ☐ NEW DAY CARE CENTER
- ☐ SITE WORK AND NEW UTILITY INFRASTRUCTURE
- ☐ NEW MAINTENANCE BUILDINGS
- ☐ UNIT RENOVATION OF 87 UNITS THROUGH VRP
- ☐ TOWNHOUSE CONSTRUCTION
- ☐ DUPLEX HOMES

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%

Project Cost

The total development cost for the LA 1-11 section of the Florida Development is estimated at \$23,000,000. The modernization will be financed from current CGP funds. HANO is currently evaluating future development of the LA 1-04 area, however, the scope of work is undetermined at this time. Funding for the Florida Development is as follows:

CGP	\$23,000,000
TOTAL	\$23,000,000

Project Milestones

- ☐ **DEMOLITION:** 163 UNITS APPROVED FOR DEMOLITION IN LA 1-11; 141 DEMOLISHED TO DATE; NEW DAYCARE FACILITY IN RENOVATED COMMUNITY CENTER MUST BE COMPLETED PRIOR TO FURTHER DEMOLITION; DEMOLITION OF 104 UNITS APPROVED IN LA 1-4, 80 DEMOLISHED TO DATE.
- ☐ **LAND ACQUISITION:** COMPLETE
- ☐ **CONSTRUCTION START:** MARCH 15, 2001
- ☐ **RELOCATION:** COMPLETED
- ☐ **504 UNIT CONSTRUCTION:** 19 UNITS COMPLETED; ARCHITECT BEING SELECTED FOR REMAINING 13 UNITS
- ☐ **CONSTRUCTION:** MAINTENANCE BUILDING, 40% COMPLETE; COMMUNITY CENTER RENOVATION, 27% COMPLETE; SITE WORK, 40% COMPLETE; TOWNHOUSE, 22% COMPLETE; DUPLEX HOMES 10% COMPLETE



Rendering of proposed reconfiguration of the Florida Housing Development.



Demolition activity at Florida.

Florida Facts

LA 1-04, Constructed: 1946, 500 units
LA 1-11, Constructed: 1953, 234 units

UNITS	
Occupied Units	360
Vacant Units	218
Total Units	578
Demolished Units	156

HEADS OF HOUSEHOLD	
Employed	137
Welfare	95
Disabled	104
Retired	41

ETHNIC BACKGROUND	
African American	1,333
Total Population	1,333

L A F I T T E

May 2001

Revitalization Plan

The Lafitte Housing Development will be comprehensively modernized. Slated modernization work includes balcony and railing replacement, kitchen and bathroom improvements and sewer main replacements. The work is being done to sustain the development and improve its living conditions. Once the above work is substantially complete, HANO will begin modernizing the interior of the apartments. The estimated cost of the interior work is \$30,000 per unit.

Revitalization Points

- ☐ UNDERGROUND UTILITIES (SEWER AND WATER LINE) AND LIGHTING IMPROVEMENTS
- ☐ COMMUNITY CENTER CONSTRUCTION
- ☐ LEAD-BASED PAINT ABATEMENT
- ☐ REPLACEMENT OF APPROXIMATELY 5600 WINDOWS
- ☐ REPLACEMENT OF APPROXIMATELY 700 WINDOWS AND FRAMES
- ☐ DOOR AND HARDWARE REPLACEMENT
- ☐ LANDSCAPE, FENCING, DRIVEWAYS AND SITE WORK
- ☐ BUILDING CANOPIES, EXTERIOR WALL AND GUTTER REPAIR
- ☐ KITCHEN & BATHROOM IMPROVEMENT
- ☐ MODERNIZED ADMINISTRATIVE BUILDING (SECTION 504 HANDICAP ACCESSIBILITY COMPLIANCE)
- ☐ UNIT RENOVATION OF 30 UNITS THROUGH THE VRP

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%



Left, a rendering of Community Center at Lafitte Housing Development and above, the completed center which houses the Resident Council and hosts community activities.



Completed lead-based paint abatement work in Lafitte.

Project Cost

The revised cost estimate for completing renovations to the Lafitte Development is \$43 million. HANO will fund the modernization from past and future CGP funds.

CGP (FYs 1992 - 1999)	\$18,700,000
CGP (FYs 2000 - 2004)	\$20,000,000
TOTAL	\$38,700,000

Project Milestones

- ☐ ADMINISTRATION BUILDING: IN DESIGN
- ☐ COMMUNITY CENTER: COMPLETED
- ☐ SEWER & WATER LINE: COMPLETED
- ☐ DOOR REPLACEMENT: COMPLETED
- ☐ CANOPIES & BALCONIES: COMPLETED
- ☐ WINDOW REPLACEMENT: 98% COMPLETE
- ☐ WINDOW & FRAME REPLACEMENT: 8% COMPLETE
- ☐ FIRE ESCAPE REMOVAL: 98% COMPLETED
- ☐ CONCRETE REPAIRS: BOARD APPROVED, CONSTRUCTION SCHEDULED TO BEGIN JUNE 2001

Lafitte Facts

LA 1-05, Constructed: 1941, 896 units

UNITS	
Occupied Units	879
Vacant Units	17
Total Units	896
Demolished Units	0
HEADS OF HOUSEHOLD	
Employed	265
Welfare	133
Disabled	240
Retired	221
ETHNIC BACKGROUND	
African American	2,331
White	2
Total Population	2,333

B. W. C O O P E R

May 2001

Revitalization Plan

The B.W. Cooper Housing Development will be re-designed, reconfigured and comprehensively modernized. B. W. Cooper has been designated as a future candidate for HOPE VI Grant funding.

Revitalization Points

- ☐ LEAD-BASED PAINT ABATEMENT
- ☐ CONSTRUCTION OF A DAY-CARE CENTER
- ☐ MODERNIZATION OF 57 UNITS
- ☐ UNIT RENOVATION OF 142 UNITS THROUGH VRP
- ☐ WINDOW & DOOR REPLACEMENT
- ☐ ROOF REPLACEMENT
- ☐ STAIR REPAIRS
- ☐ CRAWL SPACES ACCESS DOOR REPLACEMENT
- ☐ FIRE ESCAPE REMOVAL

Project Cost

The estimated cost for improvements at B.W. Cooper is \$86 million. The current and future CGP allocations for site improvements are \$22.2 million.

CGP (FYs 1992-1999)	\$ 4,100,000
CGP (FYs 2000-2004)	\$18,100,000
TOTAL	\$22,200,000

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%

Project Milestones

- ☐ **DAY CARE CENTER:** COMPLETED AND IN USE
- ☐ **SEWER ASSESSMENT:** COMPLETED
- ☐ **VACANCY REDUCTION:** WORK IS PROCEEDING ON SCHEDULE; 90% COMPLETE
- ☐ **MODERNIZATION OF 57 UNITS:** 65% COMPLETE
- ☐ **DEMOLITION:** THREE BUILDINGS AT LA 1-12 COMPLETE
- ☐ **ROOF REPLACEMENT, DOWNSPOUT REPAIRS:** WORK IN PROGRESS; JUNE 2001 COMPLETION
- ☐ **ACCESS DOOR REPLACEMENT:** COMPLETE
- ☐ **CRAWL SPACES CLEANED AND RODENT CONTROL:** COMPLETE
- ☐ **REAR STAIR REPLACEMENT LA 1-07 PHASE I:** WORK IN PROGRESS, JUNE 2001 COMPLETION
- ☐ **REMOVAL OF FIRE ESCAPES:** A/E SELECTED, DOCUMENTS TO BE READY FOR BID ADVERTISEMENT IN SUMMER 2001
- ☐ **WINDOW AND DOOR REPLACEMENT:** A/E SELECTED, DOCUMENTS TO BE READY FOR BID ADVERTISEMENT IN SUMMER 2001



Rendering of the Day Care Center at the B.W. Cooper Housing Development.



Above, the now completed Viney Reynolds Parent/Child Development Center at B.W. Cooper.



Buildings currently being modernized at B.W. Cooper.

B.W. Cooper Facts

LA 1-07, Constructed: 1942, 686 units

LA 1-12, Constructed: 1954, 860 units

UNITS	
Occupied Units	1,283
Vacant Units	263
Total Units	1,546
Demolished Units	0
HEADS OF HOUSEHOLD	
Employed	458
Welfare	223
Disabled	318
Retired	227
ETHNIC BACKGROUND	
African American	3,482
White	4
Native American	3
Total Population	3,489

ST. B E R N A R D

May 2001

Revitalization Plan

The overall goal for the St. Bernard Housing Development is to correct site design flaws and upgrade the entire development through comprehensive modernization. HANO is currently allocating extraordinary maintenance funds for roof and brick repair, balcony work, lead based paint abatement and sewer and drain replacement. The infrastructure of the development will be improved by replacing the obsolete underground utilities.



View of existing buildings at the St. Bernard Housing Development.



Examples of canopies, fascia and brick work at St. Bernard.



Recently installed playground equipment at St. Bernard.

Project Milestones

- ☐ **LEAD-BASED PAINT ABATEMENT:** COMPLETED
- ☐ **SOIL REMEDIATION:** COMPLETED
- ☐ **BALCONY WORK:** COMPLETED
- ☐ **SEWER/DRAIN/WATER REPLACEMENT:**
A/E SELECTED — DOCUMENTS READY TO
ADVERTISE FOR BID IN SUMMER 2001 FOR PHASE I
- ☐ **VRP:** COMPLETED
- ☐ **SIDEWALK REPAIR/REPLACEMENT:** COMPLETED
- ☐ **ACCESS PANEL REPLACEMENT:** COMPLETED
- ☐ **PLAYGROUND EQUIPMENT:** COMPLETED
- ☐ **MODERNIZATION OF ADMINISTRATION BUILDING:**
A/E SELECTED

Revitalization Points

- ☐ REPLACEMENT OF SOFFITS, FASCIA AND ACCESS PANELS
- ☐ LEAD-BASED PAINT ABATEMENT
- ☐ BRICK REPAIR AND POINTING
- ☐ LANDSCAPE UPGRADES
- ☐ ROOF DRAINAGE AND GUTTER REPAIR
- ☐ KITCHEN AND BATHROOM IMPROVEMENT
- ☐ MODERNIZED ADMINISTRATIVE BUILDING (SECTION 504
HANDICAP ACCESSIBILITY COMPLIANCE)
- ☐ UNIT RENOVATION OF 50 UNITS THROUGH VRP
- ☐ INSTALLATION OF PLAYGROUND EQUIPMENT
- ☐ SEWER AND SITE WORK
- ☐ SIDEWALK REPAIR AND REPLACEMENT

Project Cost

The revised cost estimate for completing renovations to the St. Bernard Development is \$78 million. The work will be funded through past and future CGP budgets.

CGP (FYs 1992-1999)	\$ 9,000,000
CGP (FYs 2000-2004)	\$16,500,000
TOTAL	\$25,500,000

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%

St. Bernard Facts

LA 1-08, Constructed: 1942, 740 units

LA 1-13, Constructed: 1943, 720 units

UNITS

Occupied Units	1,284
Vacant Units	152
Total Units	1,436
Demolished Units	24

HEADS OF HOUSEHOLD

Employed	445
Welfare	281
Disabled	375
Retired	243

ETHNIC BACKGROUND

African American	3,946
White	4
Not Available	1
Total Population	3,951

DESIRE

May 2001

Revitalization Plan

The revitalization plan for the Desire Housing Development is a HOPE VI project which calls for a new mix of housing types and the infusion of families with mixed incomes throughout the neighborhood. There will be homeownership opportunities for families of low to moderate income levels, and job training and employment programs will be established that address the social services support needed to maintain the community. Revitalization will consist of complete demolition of all buildings and construction of 425 multi-family units and 150 single-family homes on site. The construction of this site will be the responsibility of three separate developers: The Master Site Developer is responsible for the construction of all new infrastructure and site amenities including the community center, while the Multi-Family and Single-Family Developers are responsible for the new rental-units and single-family for sale homes respectively. The site will be constructed utilizing a three phase approach with PHASE I beginning at Agriculture Street and progressing North. The plan anticipates an aggressive outreach to developers and non-profit organizations to bring to the site needed additional investment.

Revitalization Points

- ☐ DEMOLITION ALL DWELLING UNITS
- ☐ CONSTRUCTION OF 283 PUBLIC-HOUSING-ELIGIBLE RENTAL UNITS
- ☐ CONSTRUCTION OF 142 LOW-INCOME-HOUSING TAX CREDIT ELIGIBLE RENTAL (LIHTC) UNITS
- ☐ CONSTRUCTION OF 150 HOMEOWNERSHIP UNITS

Income Mix

HOMEOWNERSHIP UNITS:

- ☐ AFFORDABLE HOMEOWNERSHIP UNITS 66%
- ☐ LEASE-TO-PURCHASE HOMEOWNERSHIP UNITS 33%

RENTAL UNITS:

- ☐ PUBLIC HOUSING ELIGIBLE UNITS 65%
- ☐ LIHTC UNITS 35%

Project Cost

The total cost to implement Desire's Revitalization Plan is \$94,744,294. Funding is as follows:

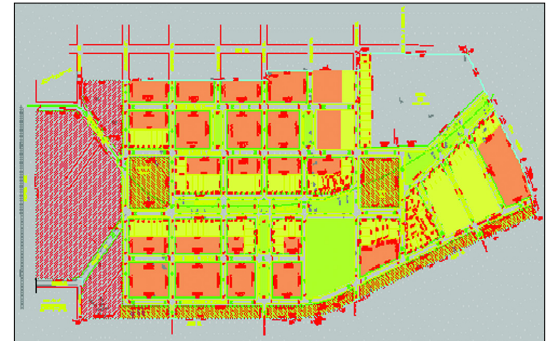
HOPE VI	\$44,255,908
CGP	\$17,251,963
HOPE VI DEMOLITION GRANT	\$ 3,000,000
MROP	\$ 1,788,285
LOUISIANA HOUSING FINANCE AGENCY	\$14,250,000
HOME FUNDS	\$ 4,448,138
SINGLE FAMILY SALE PROCEEDS	\$ 3,750,000
CITY INFRASTRUCTURE FUNDS	\$ 6,000,000
TOTAL	\$94,744,294

Project Milestones

- ☐ AMENDED REVITALIZATION PLAN SCHEDULE COMPLETED AND APPROVED BY HUD
- ☐ COMMUNITY AND SUPPORT SERVICES PLAN APPROVED BY HUD
- ☐ 444 UNITS LEFT TO BE DEMOLISHED SITE-WIDE
- ☐ 70 FAMILIES LEFT TO BE RELOCATED SITE-WIDE
- ☐ MULTI-FAMILY DEVELOPMENT AGREEMENT APPROVED BY HUD AND EXECUTED BY HANO
- ☐ MASTER SITE DEVELOPER AGREEMENT APPROVED BY HUD AND EXECUTED BY HANO
- ☐ SINGLE-FAMILY DEVELOPER, CONTRACT NEGOTIATIONS CURRENTLY UNDER WAY
- ☐ INFRASTRUCTURE CONSTRUCTION START DATE MARCH 2001
- ☐ LIHTC APPLICATION AWARDED NOVEMBER 2000



Demolition activity of buildings at Desire Housing Development.



Overall Master Plan of the New Desire Community.

Desire Facts

LA 1-14, Constructed: 1957, 1,860 units

UNITS	
Occupied Units	70
Vacant Units	550
Total Units	620
Demolished Units	1,240
HEADS OF HOUSEHOLD	
Employed	26
Welfare	6
Disabled	32
Retired	24
ETHNIC BACKGROUND	
African American	227
Total Population	227

GUSTE HOMES HIGH RISE

May 2001

Revitalization Plan

The William J. Guste Homes High-Rise Housing Development will be reconfigured to achieve marketable unit sizes and upgraded to be competitive with other elderly developments in the area. Guste High-Rise is in the process of renovation and modernization, which is currently 56% complete. HANO is providing central air/heat, renovating the lobby and upgrading security to allow for improved control of building access. HANO is adding two new elevators and reconfiguring the current elevator lobby to create one area that can be secured and monitored at all times which is 86% complete. Renovation of the existing elevators has also started. The Community Center is 95% complete. The east wing has been turned over to the Resident Management Corporation and relocation has started.

Revitalization Points

- ☐ UNIT RENOVATION OF 53 ONE-BEDROOM UNITS
- ☐ CONVERSION OF 264 EFFICIENCIES TO 132 ONE-BEDROOM UNITS THROUGH VRP
- ☐ INSTALLATION OF HEATING AND COOLING SYSTEM AND LIFE SAFETY SYSTEM
- ☐ INSTALLATION OF NEW ELEVATORS AND ELEVATOR UPGRADES

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%

Project Cost

The revised estimated cost for completing renovations and elevator upgrades to Guste High-Rise is \$22 million.

CGP/CIAP (FYs 1991 - 2000) \$22,000,000

TOTAL \$22,000,000

Project Milestones

- ☐ COOLING TOWER AND CENTRAL PLANT: 100% COMPLETE
- ☐ COMPREHENSIVE MODERNIZATION: 56% COMPLETE
- ☐ NEW ELEVATOR INSTALLATION AND UPGRADE: 86% COMPLETE
- ☐ VACANCY REDUCTION: COMPLETED
- ☐ UNIT RENOVATION: COMPLETED



Main entrance to renovated Guste Homes High Rise building.



Main lobby and security desk of renovated High Rise.



Residential elevator lobby at Guste High Rise

Guste High-Rise Facts

LA 1-15, Constructed: 1964, 528 units

UNITS	
Occupied Units	170
Vacant Units	222
Total Units	396
Reconfigured Units	136
HEADS OF HOUSEHOLD	
Employed	5
Welfare	0
Disabled	109
Retired	105
ETHNIC BACKGROUND	
African American	173
Asian American	1
White	2
Total Population	176

GUSTE HOMES LOW RISE

May 2001

Revitalization Plan

HANO plans to redevelop the William J. Guste Homes Low-Rise. In conjunction with the redevelopment of the site, a number of residential properties in the surrounding neighborhood will be acquired and developed as homeownership units. HANO will submit a HOPE VI Revitalization application by June 22, 2001 for the Guste Low-Rise redevelopment. The redevelopment of the Guste Low-Rise will be a mixed income community consisting of on-site of rental units and off-site homeownership.

Revitalization Points

- ☐ REPAIR AND REPLACEMENT OF DAMAGED SIDEWALKS
- ☐ ASSESSMENT OF EXISTING HOT-WATER SYSTEM
- ☐ ON-SITE MIXED INCOME RENTAL UNITS
- ☐ OFF-SITE

Income Mix

- ☐ MIXTURE OF MARKET RATE RENTAL, PUBLIC HOUSING ELIGIBLE AND HOMEOWNERSHIP TO BE DEVELOPED

Project Cost

The funding for the revitalization of the Guste Low-Rise will be allocated from the CGP budget, future HOPE VI Revitalization funds and other funding estimated at \$36.6 million.

HOPE VI Revitalization & Other	\$36,600,000
CGP (FYs 1992 - 1999)	1,500,000
CGP (FYs 2000 - 2004)	1,000,000
TOTAL	\$39,100,000

Project Milestones

- ☐ HOT WATER SYSTEM: IN DESIGN
- ☐ ASPHALT REPLACEMENT, CLEANING AND PAINTING FACADE: COMPLETED
- ☐ DAY CARE CENTER FENCE REPAIR, NEW SIDEWALK, DOOR REPLACEMENT: COMPLETED
- ☐ HOPE VI APPLICATION: SUBMITTAL OF 2001 HOPE VI REVITALIZATION APPLICATION DUE JUNE 22, 2001; RESPONSES TO RFQ FOR DEVELOPER DUE JUNE 15, 2001



View of existing buildings at Guste Homes Low-Rise.



Guste Low-Rise with the High-Rise in view.

Guste Low-Rise Facts

LA 1-15, Constructed: 1964, 465 units

UNITS	
Occupied Units	356
Vacant Units	109
Total Units	465
Demolished Units	0
HEADS OF HOUSEHOLD	
Employed	148
Welfare	72
Disabled	88
Retired	84
ETHNIC BACKGROUND	
African American	1,196
Total Population	1,196

FISCHER HOMES

May 2001

Revitalization Plan

The William J. Fischer Homes Development is divided into two properties, a 13 story High-Rise and the remaining eight (originally 14) three-story Low-Rise buildings. The site will be redeveloped in two phases. In Phase I, HANO demolished six Low-Rise buildings and plans to start construction of a 100-unit Senior Village in July 2001. Phase I revitalization plan calls for the complete demolition of the High-Rise building. The remaining eight Low-Rise buildings will be demolished in Phase II. The redevelopment of Phase II is being proposed with the assistance of a FY 2001 HOPE VI Revitalization Grant. HANO, in collaboration with the Fischer Resident Council, has contracted with National Housing Group, Inc. to prepare HOPE VI applications for revitalization and demolition grants. HANO is also seeking responses to its RFQ for a HOPE VI developer partner.

Revitalization Points

PHASE I:

- ☐ CONSTRUCTION OF 100-UNIT SENIOR VILLAGE

- ☐ DEMOLITION OF HIGH-RISE

PHASE II

- ☐ MIXTURE OF MARKET RATE RENTALS, PUBLIC HOUSING ELIGIBLE AND HOMEOWNERSHIP TO BE DEVELOPED ON AND OFF SITE.

Income Mix

PHASE I: 100-UNIT SENIOR VILLAGE

- ☐ PUBLIC HOUSING ELIGIBLE UNITS 100%

PHASE II: HOPE VI REVITALIZATION

To be determined pending discussion with HANO, residents and HOPE VI developer.

Project Cost

- ☐ Phase I costs are estimated at \$13 million.
- ☐ Phase II costs are estimated at \$51.5 million.

Project Milestones

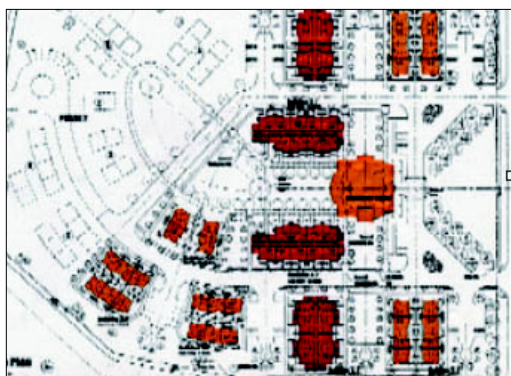
- ☐ **ELDERLY COMPLEX:** CONSTRUCTION TO BEGIN JULY 2001; PROJECT SCHEDULED TO BE COMPLETED 18 MONTHS FROM NTP.
- ☐ **DEMOLITION:** HIGH-RISE DEMOLITION PENDING APPROVAL OF THE APPLICATION; LOW-RISE DEMOLITION APPLICATION TO BE SUBMITTED
- ☐ **HOT WATER REPAIRS:** DESIGN AND INVESTIGATION UNDERWAY
- ☐ **HOPE VI APPLICATIONS:** SUBMITTAL OF 2001 HOPE VI REVITALIZATION APPLICATION DUE JUNE 22, 2001; SUBMITTAL OF 2001 HOPE VI DEMOLITION APPLICATION DUE JULY 10, 2001; RESPONSES TO RFQ FOR DEVELOPER DUE JUNE 5, 2001



A view of renovated buildings at the Fischer Homes Low-Rise.



A view of the Fischer High-Rise.



Proposed plans for the elderly community at the Fischer.

Fischer Homes Facts

LA 1-16, Constructed: 1966

High Rise: 168 units; Low-Rise: 834 units
UNITS

Occupied Units	383
Vacant Units	247
Total Units	630
Demolished Units	372

HEADS OF HOUSEHOLD

Employed	143
Welfare	88
Disabled	122
Retired	101

ETHNIC BACKGROUND

African American	1,383
Native American	1
White	1
Total Population	1,383

SCATTERED

May 2001

1470 Constance Street Renovation



Exterior work at 1470 Constance Street Scattered Site.



Interior work at 1470 Constance Street.

The project consists of total renovations to two existing wood framed, brick veneer housing units. The completed site will contain four units: one two-story three-bedroom unit; one 504 compliant three-bedroom unit; two two-bedroom units. The project's Notice-to-Proceed (NTP) was issued on January 29, 2001 and is expected to be completed by June 15, 2001. Related work includes: modifications to the existing exterior paving, walls and limited site work to create new parking. The contractor has completed framing and exterior waterproofing of structure and is proceeding with services ruff-ins and the installation of the exterior cement siding. The project is now 35% complete.

Hendee Homes



Demolished buildings at HendeeHomes Scattered Site.



Cleared lot at Hendee Homes.

Construction of 16 detached and semi-detached housing units. These units will consist of six two-story, three-bedroom units; eight four-bedroom units and two handicapp accessible three-bedroom units. These units will be constructed using the latest construction technologies to withstand termite resistance and insect migration. The \$850,000 project is currently in design and development.

St. Mary Street



Current buildings at St. Mary Street Scattered Site.



Proposed work at St. Mary Street.

Exterior reconfiguration to comply with neighborhood and HDLC requirements. The project is budgeted for \$565,000

IMPERIAL DRIVE

May 2001

Revitalization Plan

Imperial Drive is located in one of New Orleans' more viable and economically stable neighborhoods. The site is approximately 6.2 acres and sits on beautiful Bayou St. John. The area surrounding Imperial Drive has household incomes that are greater than 80% of the median income in the City of New Orleans. All dwelling units have been demolished and the site is proposed to be redeveloped. Preliminary plans call for mid-rise units along the bayou with detached single-family units on the remainder of the site.

Revitalization Points

- ☐ DEMOLITION OF ALL BUILDINGS ON-SITE
- ☐ CONSTRUCTION OF MID-RISE UNITS AND DETACHED SINGLE FAMILY UNITS

Income Mix (Preliminary)

- | | |
|---|-----|
| <input type="checkbox"/> MARKET RATE UNITS | 65% |
| <input type="checkbox"/> | |
| <input type="checkbox"/> PUBLIC HOUSING UNITS | 35% |

Project Cost

The estimated budget for completing redevelopment to the Imperial Drive Development is \$20 million.

CGP (FYs 2000-2004)	\$ 8,000,000
Other	\$12,000,000
TOTAL	\$20,000,000

Project Milestones

- ☐ **DEMOLITION:** 100% COMPLETE
- ☐ **MID-RISE UNITS:** SITE DEVELOPER WILL BE SELECTED IN 2001



Above, a photograph of the Imperial Drive Scattered Site before demolition.



Demolition activity at Imperial Drive.



Proposed configuration of Imperial Drive.

Imperial Drive Facts

LA 1-22, Constructed: 1968, 54 units
LA 1-39, Constructed: 1972, 202 units

*The Imperial Drive Scattered Site
has been demolished.*

M A Z A N T R O Y A L

May 2001

Revitalization Plan

Mazant Royal is located in the historic Bywater neighborhood. This neighborhood has recently experienced renewed interest in the historic Creole cottages and shotgun doubles located in the neighborhood. This renewed interest in the area makes Mazant Royal a viable property and a prime candidate for development with either a private partner or a community development corporation. To date, 23 of the 80 units at Mazant Royal have been modernized. The remaining 57 have been demolished. Preliminary plans propose to replace them with elderly and family rentals with corresponding architectural detailing that reflects this historic Bywater Community.

Revitalization Points

- ☐ CONSTRUCTION OF APPROXIMATELY 20 ELDERLY AND FAMILY-RENTAL UNITS

Income Mix

- ☐ PUBLIC HOUSING UNITS 100%

Project Cost

The total revitalization is estimated to be \$2,500,000. The funding sources are as follows:

CGP (FYs 2000-2004)	\$2,450,000
TOTAL	\$2,450,000

Project Milestone

- ☐ **DEMOLITION:** 57 UNITS DEMOLISHED
- ☐ **CONSTRUCTION & MODERNIZATION:** HIRED A/E FIRM APRIL 2001; SCHEDULED TO COMPLETE CONSTRUCTION DOCUMENTS AND BID FOR A CONTRACTOR SEPTEMBER 2001



A view of buildings at the Mazant Royal Scattered Site.



Demolition activity at Mazant Royal.

Mazant Royal Facts

LA 1-44, Constructed: 1972, 80 units

UNITS	
Occupied Units	19
Vacant Units	4
Total Units	23
Demolished Units	57
HEADS OF HOUSEHOLD	
Employed	1
Welfare	0
Disabled	7
Retired	12
ETHNIC BACKGROUND	
White	1
African American	19
Total Population	20

MISCELLANEOUS CONSTRUCTION

May 2001

Pecan Grove Community Center

Work under this contract, includes site demolition, site grading, concrete paving, asphalt paving, concrete curbs, curb and gutter-bottoms, drainage, utilities, new community center building, landscaping, plumbing, mechanical, electrical work and other incidental work required to construct a new building. The contract was awarded in Fall 1999 and is scheduled to be completed by July 2001. The contract is now 95% complete the exterior has been delayed.



Current conditions at the Pecan Grove Community Center.

EXHIBIT 7 – Accomplishments of other HANO Departments

LEGAL DEPARTMENT

CASE MANAGEMENT

- Reduced litigation database from 1766 cases to 328 open cases
- Reduced Claims database from 4,518 to 86 open claims as of 6/1/01.
- Abandoned or Dismissed 356 cases that resulted in approximately \$3.56 million dollar saving to the Agency, conservatively
- Designed and Reconstructed Database
- Reconciled Database to ensure integrity of information
- Established written procedure on handling One-Strike Cases
- January 1996 through September 2000 (FY 2000), successfully initiated and completed 303 One-Strike/ Zero Tolerance Evictions
- Responded timely to various public record requests
- Established monthly team meetings to discuss cases handled by In-House Staff, as well as other matters handled internally

RISK MANAGEMENT

- Reorganized the Risk Management Department's organizational structure to ensure greater accountability and continual monitoring of claims
- Developed written Claims Procedure to provide guidance and instruction to claims adjusters and manager for the handling of claims
- Developed Milestones to secure commercial insurance for general liability coverage this fiscal year for all or some of the Agency's developments in order to reduce our dependence on the self insurance fund
- Instituted weekly meetings of the Risk Management Team
- Instituted the practice of trending in order to detect trouble or hot spots by tracking the defect by the development and by the type of claim
- Conducted quarterly Risk Tool Box Training for the Managers of the various developments
- Began implementation of Site surveys of the various developments and scattered sites to identify potential risk factors.

- Conducted Exterior Risk Assessments on Florida, Fischer and Iberville Developments with expectation to complete by the end of the fiscal year
- Performed investigation of all reported claims within 24 hours
- Instituted aggressive training schedule for Risk Management Staff

Training includes: Fundamental of Risk Management; Management Conference (Management techniques); Lead-Based Paint Rules Section 8; Business Etiquette; Lead Poisoning in Multifamily Housing; Inspection Series for Housing Part I; On the Job Litigating Workplace Injuries from Start to Finish; Liability Principals

SECTION 504-ADA COMPLIANCE

- Timely submitted Quarterly Reports to HUD in accordance with Voluntary Compliance Agreement
- Provided three 504/ADA Training Seminars for Site Managers
- Conducted site assessments to identify disabled population and to determine resident needs
- Coordinated meetings with Modernization and Development Departments to establish units to be set aside units for the disabled population

Strategic Planning Department

Accomplishments:

- Coordinated and prepared the HANO Continuous Improvement Plan for the period April 1998 through September 1999.
- Coordinated preparation of the Agency 5-Year Plan for Fiscal Years 2001 – 2005 and the Annual Plan for Fiscal Year 2001 in accordance with the Quality Housing and Work Responsibility Act (QHWRA) and related regulations.
- Coordinated development of HANO PHAS Improvement Plans for Fiscal Years 1999 and 2000.
- Coordinated development of the HANO Issues & Challenges and FY 2001 Action Plan.
- Prepared, in conjunction with HANO departments, the draft Annual Plan for Fiscal Year 2002 pursuant to QHWRA.
- Planned and facilitated various plan and policy review sessions with the HANO Resident Advisory Board.

- Provided analysis and technical assistance to the Modernization/Development and Executive Departments in the revitalization planning process, including the preparation of demolition and disposition applications.
- Assisted in responding to HUD SuperNOFA initiatives through interdepartmental coordination, data analysis, and preparation of various grant applications including: Youthbuild, FSS Program Coordinator, and Healthy Homes Demonstration.
- Prepared the HOPE VI Demolition grant applications for the St. Thomas and Florida Housing Developments, which were subsequently approved by HUD and awarded \$3.5 million and \$1.6 million, respectively.
- Developed a systematic process for monitoring and responding to regulatory and policy issues using the HUD website and other industry-related websites.
- Established communications with foundations and community based organizations, investigated funding opportunities, and grant applications for New Orleans Works, Inc., HANO's Community Development Corporation.
- Compiled various reports for the HANO National Advisory Council including demographic updates, quarterly progress reports, and supplemental information reports.

Department of Procurement and Contracts Overview of Major Accomplishments under CEA

- Underwent a systematic, re-configuration of the HANO contracting process which has resulted in a centralized procurement process with well defined contracting policies and procedures which allow for the continuous flow of necessary goods and services such as garbage collection, tree trimming, grass cutting, etc.
- Recruited and maintained qualified procurement professionals whose experience and ongoing technical training significantly enhance the integrity of HANO's overall procurement and contracting program.
- Followed internal procurement procedures to issue over 200 solicitations using both the sealed bid and competitive proposal methods of solicitation in accordance with HANO's own procurement policy and Federal and State regulations; of these procurements, approximately 99% were unchallenged.
- Followed internal procurement procedures to issue over 15,000 purchase orders using small purchase procedures in accordance with HANO's own procurement policy and Federal and State regulations.
- As evidenced by recent independent audit reports, HANO has successfully implemented a comprehensive and standard file documentation process that details the significant history of each procurement.

- Significantly increased efficiency through the implementation of an automated computer system for tracking and maintaining procurement records, vendor listings, and contract and solicitation formats.

Office of Inspector General and Audit

Accomplishments

- Developed and implemented a 5-year audit plan
- Developed formalized policies and procedures for Internal Audit
- Developed and used formalized audit programs
- Conducted ethics and fraud awareness seminars with all HANO employees
- Coordinated HUD initiated program audits
- Jointly worked with HUD Investigations on matters that were of common interest to both agencies
- Conducted numerous inquiries into allegations that were referred by HANO departments, employees, residents, vendors, and anonymous sources

Public Affairs

- Establishment of the Public Affairs Office (Customer Satisfaction/ Communications/ Service Contractors) to monitor and coordinate all agency resident programs and related issues with media, government, and civic groups and agencies.
- Increased monitoring and assessment of all contracts providing resident services based on performance.
- Established MOA for partnership with City of New Orleans Workforce Investment Board (One Stop)
- Established MOA with local TANF agency to coordinate activities and information required through QHWRA.
- Established a Senior Police Liaison position within the Supplemental Police Service contract with the City of New Orleans in order to improve delivery of service.

Communications

- Design and implementation of the agency's website, www.hano.org.
- Established the HANO Scholarship Program raising over \$50,000 to assist
- PHA high school seniors.

Customer Satisfaction

- Completion of two 2-year PHDEP grants since 1996.

- Implementing 2nd Year of a five year grant awarded in 1999
- Monitoring budgets provided to resident councils through Comp Grant, Drug Elimination and PUY funds.
- Providing technical assistance regarding proper preparation of requisitions and use of funds is provided.
- Successfully Monitoring programs sponsored by the resident councils such as: After-school tutoring, Day care, Summer enrichment, Sports programs, G.E.D., etc.
- Implementation of Louisiana Child Health Insurance Program LaChip within public housing which supplies a no cost health insurance program for children 18 and under.

Monitoring Programs, Interagency-agreements and Funding

- Public Housing Drug Elimination Program (PHDEP)
- Contract for the Provision of Supplemental Police Services
- NOPD
- Operation Safe Home
- Narcotic Enforcement
- National Center for Urban Change
- Institute for Resident Initiatives
- Campus Affiliates Program